



City of Albuquerque

Legislative File Number AC-06-8 (version 1)

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## INTER-OFFICE MEMORANDUM

April 4, 2006

**AC-06-8** - 06BOA-00119; Project #1004572 Richard L. Cartwright, agent for Danne D. Cartwright appeals the decision of the Board of Appeals to affirm the Zoning Hearing Examiners denial of a special exception to Section 14.16.2.6.(A).2.b.: a variance OF 12,520 sq. ft. to the 20,000 sq. ft. of open space requirement for animal keeping (2 horses) in the R-1 zone on all or a portion of Lot(s) 9, Block(s) 1, Edward Krogh Addition, zoned R-1 and located at 2121 Wilma Rd NW. (G-13) Jon Messier, Staff Planner

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### BACKGROUND

The Board of Appeals, in its February 28<sup>th</sup> public hearing, reviewed the Record of Decision of the Zoning Hearing Examiner's public hearing regarding the Special Exception (Variance) to the Zoning Code.

The original request for a Variance concerned the required open area to maintain animals (horses) on a large lot in the R-1 Zone.

The Board concluded, based on the evidence presented to the Hearing Examiner on January 17, 2006, that the Examiner correctly applied the facts relative to Zoning Code standards for a Special Exception (Variance) and for keeping animals as an accessory use in the R-1 Zone. The Board affirmed the Examiner's decision based on its Findings in the Appeal Record.

APPROVED:

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Jack Cloud, Interim Manager  
Development Review Division  
Planning Department

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